058.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,000 / 794,000
					USE VALUE:	794,000 / 794,000
					ASSESSED:	794,000 / 794,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KASS JORDEN
Owner 2:	KHARLAMOVA ANASTASIA
Owner 3:	
Street 1:	37 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORGET BENOIT -
Owner 2:	MC CLURE ERIN K -
Street 1:	37 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	393,500	12,000	388,500	794,000
Total Card	0.103	393,500	12,000	388,500	794,000
Total Parcel	0.103	393,500	12,000	388,500	794,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.49 | /Parcel: 536.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38756
GIS Ref
GIS Ref
Insp Date 09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	393,500	12000	4,500.	388,500	794,000		Year end	12/23/2021
2021	101	FV	381,900	12000	4,500.	388,500	782,400		Year End Roll	12/10/2020
2020	101	FV	381,200	12000	4,500.	388,500	781,700	781,700	Year End Roll	12/18/2019
2019	101	FV	297,700	12300	4,500.	388,500	698,500	698,500	Year End Roll	1/3/2019
2018	101	FV	234,700	12300	4,500.	260,900	507,900	507,900	Year End Roll	12/20/2017
2017	101	FV	234,700	12300	4,500.	249,800	496,800	496,800	Year End Roll	1/3/2017
2016	101	FV	234,700	12300	4,500.	227,600	474,600	474,600	Year End	1/4/2016
2015	101	FV	229,300	12400	4,500.	183,200	424,900	424,900	Year End Roll	12/11/2014

!4994!

PRINT

Date	Time
12/30/21	01:29:16

LAST REV

Date	Time
11/01/18	15:43:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4994

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORGET BENOIT,	70246-228		11/16/2017		775,000	No	No		
FORGET BENOIT	51029-362		4/14/2008		414,000	No	No		
MURPHY PETER B	49838-169		7/26/2007	Family	99	No	No		
	11092-108		4/15/1966		16,000	No	No		N

USER DEFINED

Prior Id # 1:	38756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2012	209	Att. Gar	17,500	C				demo existing gara
6/18/2009	500	New Wind	400					
3/26/2009	163	Add Bath	6,600					
7/24/2008	826	Wood Dec	5,800					build 14 x 22 deck

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/8/2012	Info Fm Prmt	MM	Mary M
5/22/2009	Measured	189	PATRIOT
11/13/2000	Hearing N/C		
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	263	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	11									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.06732893
Adj $ / SQ:	187.316
Other Features:	85770
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412464
Depreciation:	18973
Depreciated Total:	393491

COMMENTS

PDAS CHK SFL ADD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

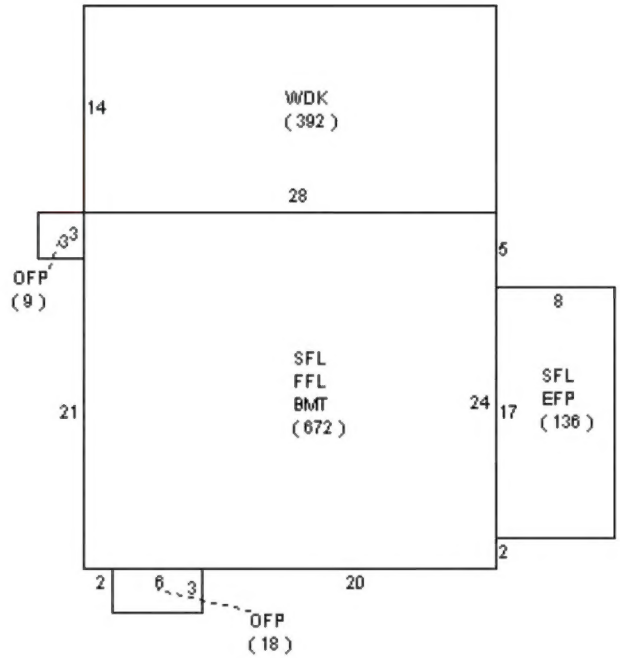
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.32
Special Features:	0	Val/Su Net:	145.36
Final Total:	393500	Val/Su SzAd	265.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	808	187.320	151,352
BMT	Basement	672	56.190	37,763
FFL	First Floor	672	187.320	125,877
WDK	Deck	392	9.130	3,578
EFP	Enclos Porch	136	50.420	6,858
OFP	Open Porch	27	46.960	1,268

Net Sketched Area:	2,707			Total:	326,696
Size Ad	1480	Gross Area	2707	FinArea	1480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

058.0-0008-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21x24	G	GD	2012	24.95	T	4.2	101			12,000			12,000

More:	N	Total Yard Items:	12,000	Total Special Featues:		Total:	12,000

IMAGE

AssessPro Patriot Properties, Inc